
SECTION 4: ENVIRONMENTAL SETTING

4.1 - General Environmental Setting

The project site is located on the Balboa Peninsula, immediately adjacent to Newport Bay and north of Balboa Boulevard between 15th Street and 18th Street; and includes a portion of the beach located between 18th Street and 19th Street. Existing uses and features on the project site have been described in Section 3.3. The general vicinity of the project site is primarily residential, but commercial (hotels, shops, restaurants, and water-related enterprises) and institutional uses are scattered throughout the area, and recreational uses are prominent. The commercial center of Balboa Peninsula lies several blocks to the east of the project site. To the north, the Balboa Peninsula fronts on the portion of Newport Bay formed by the West Lido Channel, the Newport Channel, and the Rhine Channel. The south shore fronts on the ocean beach, which stretches continuously from the harbor entrance on the east to the mainland on the west.

4.2 - Related Projects

Newport Beach is an intensely developed area, as is usually the case with coastal communities. Development of private, commercial, and public projects is ongoing, as existing uses are converted or intensified in order to meet the constantly increasing demand for coastal housing, tourist facilities, and water-related uses. Accordingly, for any project undertaken in the City, the City must consider its impacts in the context of the impacts of other developments in the area, whether planned, under construction, or newly in operation.

Section 15130 of the CEQA Guidelines requires that an EIR discuss cumulative impacts of a project when the incremental effects of a project are cumulatively considerable. Cumulative impacts are defined as impacts created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. “Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. According to the CEQA Guidelines, elements considered necessary to provide an adequate discussion of the cumulative significant impact of a project include either: (1) a list of past, present, and probable future projects producing related or cumulative impacts, or (2) a summary of projections contained in an adopted general plan or related planning document or in a prior environmental document that has been adopted or certified and that describes or evaluates regional or area-wide conditions contributing to the cumulative impact.

The City developed a list of related projects for the purposes of identifying potential cumulative impacts (see **Table 4-1**). Eighteen projects were identified as approved in some stage of completion and 12 projects were identified as proposed within a geographic area determined by the City to produce potential cumulative effects when combined with the proposed project. In the traffic

analysis, trips from the unfinished portion of projects that are approved are added to the background condition; cumulative projects are added as cumulative projects.

Table 4-1: Related Project List

| City Wide Projects | Land Uses/Status | Percent Complete |
|--|---|------------------|
| Approved Projects (included in Background traffic) | | |
| Fashion Island Expansion | Retail Shopping Center/192,846 sf remaining entitlement | 40 |
| Temple Bat Yahm Expansion | Building not yet completed | 65 |
| CIOSA – Irvine Company | Entitlements constructed with exception of Hyatt expansion | 91 |
| Newport Dunes | 275 rooms remaining | 0 |
| 1401 Dove Street | 26,982 sf office, not yet constructed | 0 |
| 1901 Westcliff Surgical | 12,628 sf | 0 |
| Hoag Hospital Phase III | 130,000 outpatient facilities, not yet built | 0 |
| Birch Medical Office | 18,885 sf | 0 |
| St. Mark Church | 26,667 sf church, 5,206 sf school | 77 |
| Corporate Plaza West | 42,012 sf office, under construction | 0 |
| Mariner's Mile Gateway | 56,000 sf retail, not yet built | 0 |
| Land Rover NB Service Center | 58,145 sf automotive storage/service center | 0 |
| OLQA Church Expansion | 19,254 sf school, under construction | 0 |
| 2300 Newport | 31 residential units & 31,000 sf office/retail, not yet built | 0 |
| Newport Executive Court | 64,973 sf medical, not yet built | 0 |
| Hoag Health Center | 350,000 sf medical, under construction | 0 |
| North Newport Center | Transfer of development rights, not yet built | 0 |
| Santa Barbara Condo | 79 units, not yet built | 0 |
| Proposed Projects (Cumulative projects in traffic analysis) | | |
| Newport Beach Country Club | Residential 5 DU, Hotel 27 rooms, Tennis/Golf Club 51.3 TSF | 0 |
| Mariner's Medical Arts | Medical Office Addition 12.2 TSF | 0 |
| City Hall & Park Development | City Hall 98.0 TSF, Library Expansion 17.1 TSF | 0 |
| WPI-Newport, LLC | Office/Retail 54.2 TSF | 0 |
| Banning Ranch | Residential 1,375 DU, Retail 75.0 TSF, Hotel 75 rooms | 0 |
| Sunset Ridge Park | Park 13.7 Acres | 0 |
| Old Newport GPA | Medical office 25.7 TSF | 0 |
| Marina Park | Proposed Project 10.5 Acres | 0 |
| Pres Office Building B | Office 16.7 TSF | 0 |

| City Wide Projects | Land Uses/Status | Percent Complete |
|--|---|------------------|
| Conexant/Koll | Residential 974 DU | 0 |
| AERIE | Condominium 6 DU | 0 |
| Newport Coast TAZ 1 – 4 | Single family Residential 954 DU, Condominium/Townhouse 389 DU, Multi- family Attached 175 DU | 0 |
| DU = Dwelling Unit, TSF = Thousand square feet Source: City of Newport Beach, September 2008. | | |